PETITION FOR ZONING VARIANCE 0 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a IN RE: PETITION FOR ZONING VARIANCE BEFORE THE W/S Westridge Road, Variance from Section ______1B02_3C.1_to_permit_a_side_yard_setback_of_5.9_feet____ DEPUTY ZONING COMMISSIONER 315' N of Norwick Circle (2406 Westridge Road) OF BALTIMORE COUNTY -----in-lieu of the required-10-foot-----8th Election District Zoning Description of 2406 Westridge Rd. Case No. 87-159-A Stephen Griffith, et ux of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Petitioners * * * * * * * * * * * * Beginning on the west side of Westridge Rd. 1) To build a 1½ car garage 18 ft. wide by 28 ft. long, attached 50 feet wide, at the distance of 315 feet north The Petitioners herein request a zoning variance to permit a side yard to the present dwelling at 2406 Westridge Rd. of the centerline of Norwick Cr. Being Lot 47, 2) Eighteen foot width requires building within six (6) feet of setback of 5.9 feet in lieu of the required 10 feet to construct a garage. property line. (standard setback is 10/15) Block C, Plat 1, Section 7, in the subdivision 3) Proposed garage will then match original existing driveway Testimony by the Petitioners indicates that when the dwelling was conof Coachford. Book #E.H.K., Jr 42, Folio 147. as do all other homes in area. Also known as 2406 Westridge Rd. in the 8th election structed, the Petitioners instructed the builder to locate the house so that a Property is to be posted and advertised as prescribed by Zoning Regulations. district. one and one-half car garage subsequently could be attached to the house. A re-I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of survey of the development changed the property lines so that even part of the Baltimore County adopted pursuant to the Zoning Law For Baltimore County. petitioners' apron is on adjacent property. The garage is needed for storage of me. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property both an automobile and a recreational vehicle. which is the subject of this Petition. There were no Protestants. After due consideration of the testimony and evidence presented, and it Legal Owner(s): Contract Purchaser: .__Stephen_Griffith_-<u> 3D</u> appearing that strict compliance with the Baltimore County Zoning Regulations (Type or Print Name) (BCZR) would result in practical difficulty and unreasonable hardship upon the 38 % 3 Mg Petitioners, it is determined that the variance requested would not adversely Debbie Griffith affect the health, safety, and general welfare of the community and should (Type or Print Name) therefore be granted. City and State Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore Attorney for Petitioner 2406 Westridge Rd. 628-2154 County this 17 day of October 1986, that the herein request for a zoning () (S (Type or Print Name) variance to permit a side yard setback of 5.9 feet, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this Order. Signature Name, address and phone number of legal owner, contract purchaser or representative to be contacted Pan My Juna eputy Zoning Commissioner City and State of Baltimore County Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this __4th_____ day September _____, 19_86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of October , 19.86, at 9:30 o'clock BALTIMORE COUNTY OFFICE OF PLANNING & ZONING 8th Election District TOWSON, MARYLAND 21204 Case No. 87-159-A JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER ARNOLD JABLON ZONING COMMISSIONER October 17, 1986 LOCATION: (2406 Westridge Road) Mr. & Mrs. Stephen Griffith Towson, Maryland 2406 Westridge Road Timonium, Maryland 21093 RE: Petition for Zoning Variance W/S Westridge Road, 315' N of Norwick Circle 8th Election District in lieu of the required 10 feet Case No. 87-159-SPH CERTIFICATE OF PUBLICATION Dear Mr. & Mrs. Griffith: Enclosed please find a copy of the decision rendered in the above PETITION FOR ZONING VARIANCE Sth Election District Case No. 87-159-A TOWSON, MD., September 25, 19,86 referenced case. Please be advised that your Petition for Zoning Variance has been granted, in accordance with the enclosed Order. LOCATION: West Side of We THIS IS TO CERTIFY, that the annexed advertisement was stridge Road, 315 feet North of Norwick Circle (2406 Westridge Road) DATE AND TLIAE: Wednesday, Oc-If you have any further questions on the subject matter, please do not published in THE JEFFERSONIAN, a weekly newspaper printed hesitate to contact this office. public HEARING: Room 106 and published in Towson, Baltimore County, Md., appearing on September 25 19 86

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 2120-1 PETITION FOR ZONING VARIANCE ARNOLD JABLON ZONING COMMISSIONER October 7, 1986 West Side of Westridge Road, 315 feet North of Norwick Circle DATE AND TIME: Wednesday, October 15, 1986, at 9:30 a.m. Mr. Stephen Griffith Mrs. Debbie Griffith PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, 2406 Westridge Road Lutherville-Timonium, Maryland 21093 Case No. 87-159-A Dear Mr. and Mrs. Griffith: Orde: is issued. Being the property of <u>Stephen Griffith, et ux</u>, as shown on plat plan filed with the Zoning Office. In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT hearing set above or made at the hearing. BY ORDER OF

JEÁN M. H. JUNG Deputy Zoning Commissioner

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 5.9 feet in lieu of the required 10 feet

Being the property of Stephen Griffith, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(a) is greated, a building permit may be

granted, a bailding permit may be issued within the thirty (30) day appearance. The Zoning Commissione will, however, entertain any request

for a stay of the issuance of said permi during this period for good caus shown. Such request sums be received

in writing by the date of the hearing se above or cande at the hearing.

By Order Of ARNGLD JABLON

Zoning Commissioner
of Baltimore County

9/238 Sept. 25.

Cost of Advertising 24.75

THE JEFFERSONIAN,

JMHJ:bjs Enclosures

cc: Peoples Counsel

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 5.9 feet

entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the

> ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

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RE: PETITION FOR VARIANCE W/S Westridge Rd., 315' N of Norwick Circle (2406 Westridge Rd.), 8th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 87-159-A STEPHEN GRIFFITH, et ux, Petitioners

ENTRY OF APPEARANCE

::::::

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Stephen Griffith, 2406 Westridge Rd., Baltimore, MD 21207, Petitioners.

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

RE: PETITION FOR ZONING VARIANCE W/S Westridge Rd., 315' N of Norwick Circle (2406 Westridge Rd.) 8th Election District Stephen Griffith, et ux - Petitioners

This is to advise you that ______is due for advertising and posting of the above property. This fee must be paid before an

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

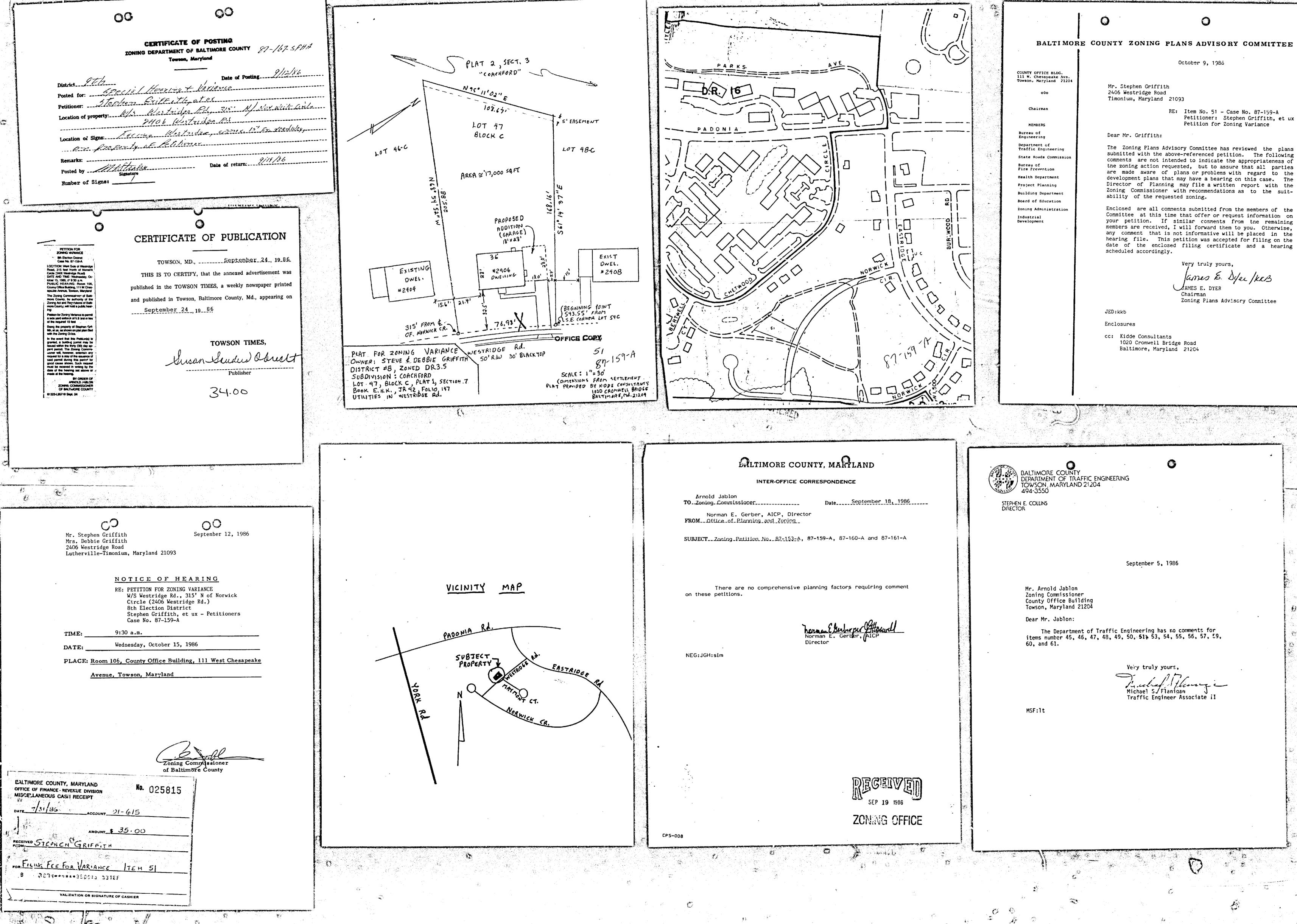
Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

e County, Maryland, and remit ding, Towson, Maryland R-01-615-000 SIGN & POST ED AMOUNT \$ 73.75

Fr. Stephen Griffith, 2400 Westridge kd., Timonium, MJ. 21093 ADVERTISING & POSTING COSTS RE CASE \$87-159-A

B - 3021+0+***7375:2 91585

VALIDATION OR SIGNATURE OF CASHIER



A TO

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

Zoning Commissioner

Received by:

Petitioner' Stephen Griffith, et u Attorney

cc: James Hoswell

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Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 NORMAN E. GERBER DIRECTOR SEPTEMBER 15, 1986 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 Re: Zoning Advisory Meeting of August 19,1986 Property Owner: STEPHEN GRIFFITH, et OX Location: W/S WESTRIDGE RD. 315 D. OF HORWICK CIRCLE Dear Mr. Jablon: The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are (X)There are no site planning factors requiring comment.)A County Review Group Meeting is required.)A County Review Group meeting is required.

)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory.)The circulation on this site is not satisfactory.)The parking arrangement is not satisfactory.)Parking calculations must be shown on the plan.
)This property contains soils which are defined as wetlands, and development on these soils is prohibited. Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board)Landscaping: Must comply with Baitimore County Landscape Manual.
)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

David Fields, Acting Chief Current Planning and Development

0 BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204 August 15, 1986 TED ZALESKI, JR. DIRECTOR Zoning Advisory Committee Meeting are as follows: Stephen Griffith, et ux W/S Westridge Road, 315' Norwick Circle APPLICABLE ITEMS ARE CIRCLED: All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards B. A building and other miscellaneous permits shall be required before the start of any construction. C. Residentials Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plane and technical data. D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable. E. All Use Groups except R-4 Single Pamily Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on am interior lot line shall require a fire or party wall. See Table 101, Section 11.07, Section 11.06.2 and Table 11.02. No openings are permitted in an exterior wall within 3'-0 of an interior lot line. F. The structure does not appear to comply with Table 505 for parmissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your architect/Engineer contact this department G. The requested variance appears to conflict with Section(s) ______ of the Baltimore County Building Code. H. When filing for a required Change of Use/Cooupency Permit, an alteration parmit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groupe are from Use to Use or Code. I. The proposed project species to be located in a Flood Plain, fidel/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including becoment. K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office, Building at 111 V. Chesapeake Avenue, Towson, Maryland 21204. Morles & Sumhan By: C. E. Burnham, Chief Building Plans Review

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586...
494-4500 PAUL H. REINCKE CHIEF August 15, 1986 Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204 RE: Property Owner: Stephen Griffith, et ux Location: W/S Westridge Road, 315' Norwick Circle Item No.: 51 Zoning Agenda: Meeting of 8/19/86 Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. . () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ______feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. () 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy. ') 6. Site plans are approved, as drawn.) 7. The Fire Prevention Bureau has no comments, at this time. REVIEWER: Control Rell 8-15-82 Approved: Special Inspection Division

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